

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
SEPTEMBER 6, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Cole, Sarasin, Nado
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-37 – 15 ½ Water Street; Frank Colonese III, owner/applicant; Deck & railing. PIN #261918307079 0013

Frank Colonese III, owner of 15½ Water Street, reviewed architectural plans to install a deck, railing, and staircase housing on top of the roof of the Power House Condo building. He noted that the original plans for the building were approved in 1983. The structure would be 2½ feet from the outer edge of the main roof line. Dimensions and materials were discussed. Colonese noted that currently, a roof hatch exists in order to gain access to the roof. To address concerns about the proposed glass railing he is changing to an aluminum post rail with connecting wires. He further investigated the current code and found that this type of railing is now allowed. The Commission felt the new railing being proposed was a better choice.

The following exhibits were presented:

- Architectural drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:12 p.m.

HDC 11-38 – 2 West Main Street; Jerome Properties 2-6 LLC, owner; Eric Burns, applicant; Extension of original COA #1572. PIN #261918403999

Eric Burns of Jerome Properties in Mystic presented to the Commission regarding property located at 2-6 West Main Street. He is applying for an extension to an original COA #1572, that was issued in 2006. The existing COA is still current but is due to expire in December 2011. This project is for the construction of a covered porch next to the Drawbridge Ice Cream Shop. The applicant is looking to extend the COA beyond the current expiration date for as long as the Commission is willing to allow. There are no plans to change the design. The project has not been done primarily due to economic reasons. Staff noted that the required DEP and Army Corp permits will take more than a year to obtain. The Commission feels the design is appropriate to the area and will be an enhancement.

The following exhibits were presented:

- Architectural drawings

- Bracket detail

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:20 p.m.

HDC 11-39 – 23 West Main Street; Jerome Properties I LLC, owner; Eric Burns, applicant; Extension of original COA #1452. PIN #261918401845

Eric Burns of Jerome Properties in Mystic presented to the Commission regarding property located at 23-25 West Main Street. An application to construct an addition to an existing vestibule was approved in 2005. The original COA #1452 has expired. The building currently houses Black Dog and Coopersmith. The existing vestibule services a 2nd floor residential unit above the Black Dog Store. The applicant is requesting a renewal of the COA with no changes or modifications from the original approval.

The following exhibits were presented:

- Photographs
- Drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:30 p.m.

HDC 11-40 – 14 Fort Rachel Place; Michael Hardesty, owner; Erik Kudlis, applicant; Siding, modify COA #1798 & windows. PIN #261806392165

Erik Kudlis of Erik's Design Build in Lisbon, CT and Michael Hardesty, owner of 14 Fort Rachel Place presented to the Commission. They are requesting a COA for 3 different matters. With regard to the siding, the existing is a mixture of cedar and pine. It was painted approximately five years ago but the paint finish has not held up. The water table and parts of the siding have rotted. Painting contractors have been consulted and the feeling is that a Certainteed cement-board siding is a better alternative. The siding is very durable, comes prefinished, and has a smooth or rough exterior finish. The request for modification of COA #1798 is being submitted in order to tie in the house color with the deck colors. Grey was approved by the Commission for the perimeter box trim. The applicant would rather keep the trim white than use a monochrome grey palette. Finally, they are requesting to replace 9 existing windows and storms with Andersen 200 Series windows that have snap-in panes. The remainder 22 windows in the house are Andersen 200's. The windows to be replaced are non-functioning, they will not lock and the trim is rotting. The Commission was concerned with the wholesale replacement of the siding and the remainder windows on the house. All of the historic fabric of the structure will be lost by doing so. Anderson 200 Series do not give a historic look like some other brands on the market. It was suggested that the applicant and owner take a look at other window products before the next meeting. The Commission did not feel that a decision could be made, given the nature of the proposed changes, without viewing the house.

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:00 p.m.

Chairman Nado closed the public hearing portion of the meeting at 8:02 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-37 – 15½ Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1816.

HDC 11-38 – 2 West Main Street

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Cole, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1817.

HDC 11-39 – 23 West Main Street

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Cole, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1818.

HDC 11-40 – 14 Fort Rachel Place

MOTION: To continue to the next regularly scheduled public hearing.

Motion made by Sarasin, seconded by Cole, so voted unanimously.

III. PRE-APPLICATION HEARINGS

Bob Mercer and Bill Bertsche appeared before the Commission regarding 2 Clift Street. The house was formerly owned by William Gunther and was a design show house in the 1970's. The Wronowski's, who currently live at 10 Pearl Street in the district, have purchased the house. Historic photographs of the house were reviewed along with an A2 survey showing the property and location of existing structures. Architects are trying to maintain the character of the house rather than make whole scale changes to the structure. An existing brick patio area will be built up approximately 2' so that the floor will be lower than the existing house. A porch will be added with a second floor addition on top. The roof of the addition will be raised approximately 8". The addition will be 1½ stories. Existing window on southern face will be removed and other windows realigned on the porch. Original Victorian porch is not being rebuilt because it doesn't seem to be historically appropriate to the location. The Commission felt that the details on the addition in the rear do not overwhelm the front of the house. Sloped roof in the back will be changed. Columns will remain fluted which seem to flow better with the house. A detached garage will be renovated to provide a workshop area but otherwise will remain the same. Chimney on the west side will be moved. Pattern and

shape will remain the same. There is an existing low brick wall on the property that will be replaced with a granite, capped wall approximately 32" tall.

Chairman Nado allowed comments from the audience. Bob Danaher, 23 Gravel Street, spoke in favor of the project. He lives across the street on the south side and he thinks the proposal is great. The majority of the other neighbors attending the meeting all agreed with Danaher.

Phil Pavone presented to the Commission for Cindy McClelland who is taking over the location of the former Good Hearted Bears at ½ Pearl Street. The applicant currently owns She Accessories at 40 West Main Street. She is proposing two signs and an awning at the new location. Existing holes will be reused where possible on the building. One sign will be flat mounted on the building and the other sign will be hanging. The signs will be painted. The applicant also wants to add a cloth-over awning to match an existing one on the building. The color of the awning will be black to coordinate with the color scheme of the store. There will be no printing on the awning.

Barbara Pascoe, owner of 5 Prospect Street, presented to the Commission regarding a new garage roof. Currently there is a rolled roof on the structure. She is proposing a Certainteed Landmark Woodscape shingle colored grey.

IV. PUBLIC COMMUNICATIONS

Chairman Nado received a letter from the Mystic-Noank Library requesting a letter of support to submit with an application package they preparing for a Historic Preservation Fund grant. The Commission felt this was an appropriate request and is willing to forward a letter of support.

V. APPROVAL OF THE MINUTES OF August 16, 2011

MOTION: To approve the minutes of August 16, 2011

Motion made by Cole, seconded by Sarasin, so voted unanimously.

VI. OLD BUSINESS

Chairman Nado requested the status of the roof pitch issue at 81 High Street. Staff noted the town attorney had forwarded a letter to Desmarais' attorney; however, Mr. Desmarais' attorney passed away unexpectedly last week. The Commission noted that it has been 8 months since the applicant appeared before them to discuss a resolution to the matter.

The Commission also requested a status update for 39 Pearl Street and the matter of skylights that have not been approved. Staff stated that there has been no communication from the owner or his attorney.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

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Motion to adjourn at 9:30 p.m. made by Sarasin, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II